

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

3/21/14

Case Number:

RZ 14-04

LOCATION:

Site Addresses: 2005 Margo Lane
2009 Margo Lane
2008 Commerce Drive
2010 Commerce Drive

Side of Street: West side of Margo Lane; East side of Commerce Drive; North side of Mildred Drive

Quarter: Northwest **Section:** 25, **Township:** 14 North, **Range:** 4 East

Attach a survey plat and legal description of the property proposed for rezoning. A registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: AG-1 **Proposed Zoning:** C-3, LU

Size of site (square feet and acres):

2005 Margo:	22,035 S.F. = 0.51 Acres
2009 Margo:	22,066 S.F. = 0.51 Acres
2008 Commerce:	18,956 S.F. = 0.44 Acres
2010 Commerce:	18,894 S.F. = 0.43 Acres

Street Frontage (feet):

2005 Margo:	104.95' along Margo Lane
2009 Margo:	104.95' along Margo Lane
2008 Commerce:	105.47' along Commerce
2010 Commerce:	105.00' along Commerce; 179.99' along Mildred

Existing Use of the Site: Single Family Residential (all four lots)

Character and adequacy of adjoining streets: Highland Drive, just to the north, is an existing five lane road which is also AR Highway 18. Commerce Drive is a two lane road, which is also known as AR Highway 18 – Spur. Each of those roads should easily accommodate the traffic needs of the area. Mildred Drive and Margo Lane are each residential streets which serve sparse residential development in the immediate area.

Does public water serve the site? Existing Home, with water service

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? Existing home with sewer service

If not, how would sewer service be provided? N/A

Use of adjoining properties:

2005 Margo Lane: **North:** One home (Zoned AG-1). This property is under consideration for rezoning. On 03/11/14, the MAPC recommended approval for changing the zoning classification to C-3, LU. The Ordinance to revise that classification completed the 1st reading at City Council on 03/18/14. The 2nd reading was waived on the same date, and the 3rd reading is scheduled for City Council on 04/01/14.

South: One home (Zoned AG-1, included in this application)

East: Two four-plex buildings (Zoned I-1)

West: One home (Zoned C-3)

2009 Margo Lane: **North:** One home (Zoned AG-1, included in this application)

South: One home (Zoned AG-1)

East: Two four-plex buildings (Zoned I-1)

West: One home (Zoned AG-1, included in this application)

2008 Commerce Drive:

North: One home (Zoned C-3)

South: One home (Zoned AG-1, included in this application)

East: One home (Zoned AG-1, included in this application)

West: Existing Industrial Use (Zoned I-2)

2010 Commerce Drive:

North: One home (Zoned AG-1, included in this application)

South: One home (Zoned AG-1)

East: One home (Zoned AG-1)

West: Existing Industrial Use (Zoned I-2)

Physical Characteristics of the site:

These sites are each occupied by an existing home, and several detached storage sheds. Three of the four are served by gravel driveways.

Characteristics of the neighborhood:

The neighborhood is comprised of sparse residential development, with the exception of two four-plexes on the east side of Margo Lane. On the north side of Highland Drive is existing commercial development. On the west side of the Commerce Drive is industrial development.

The site is bounded on the west side by Commerce Drive, AKA AR Highway 18 Spur, which carries significant traffic.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property contains the same classification as it did at the time of acquisition, AG-1.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
With the recent commercial growth in this area, this tract is an attractive location for continued commercial development. There are various types of development in the immediate area including some sparse residential, general commercial, and some industrial (on Commerce Drive – to the west). This site is not conducive to single family development due to the expanse and variation of commercial development. When re-developed, this parcel will be developed in a manner very consistent with the increasing needs for the area. The rezoning becomes necessary following study of the site and the current trends in the area.
- (3) **If rezoned, how would the property be developed and used?**
The applicants do not have intentions of functioning as the developer. The parcel would be developed in a manner consistent with the current standards and specifications within the City of Jonesboro. This is proposed to be a C-3 LU, to match the zoning under consideration for the parcel located to the north, on the corner of Margo Lane and Highland Drive.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
The site planning was not complete at the time of the application. The proposed density will be in compliance with the current standards of the City of Jonesboro.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**
The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* (1996) call for this area to be Light Industrial. However, the current zoning classification of the property north and west of this application is C-3, General Commercial. Due to the trends and existing development in the immediate area, a request of this nature emerges as being appropriate.

(6) How would the proposed rezoning be the public interest and benefit the community?

The proposed development involves further development of an existing, ongoing commercial corridor, thereby providing construction jobs for the area, as well as future employment opportunities and future economic benefits.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

As mentioned, there is a wide variety of commercial development in the immediate area. As this development progresses, more commercial development in the area will occur. Therefore, the requested zoning classification would be very compatible with the additional development anticipated in the near future.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

Though the property could be developed in accordance with the existing zoning, the proximity to the main thoroughfare and existing commercial uses it is no longer conducive to perpetual single family residential uses.

(9) How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

This proposed development should have no detrimental impact on any of the following aspects of the immediate area.

A) Property Values

B) Traffic

C) Drainage

D) Visual Appearance

E) Odor

F) Noise

G) Light

H) Vibration

J) Hours

K) Restrictions: The proposed use does not restrict any other existing surrounding uses.

- (10) **How long has the property remained vacant?**
Each of the lots shown contains one existing home.
- (11) **What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?**
A newly developed site should have no detrimental impact on any of the following aspects.
A) Utilities
B) Streets
C) Drainage
D) Parks
E) Open Space
F) Fire
G) Police
H) Emergency Medical Services
- (12) **If the rezoning is approved, when would development or redevelopment begin?**
The proposed development time-frame would be in the hands of the potential developer. That information has yet to be revealed.
- (13) **How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***
No known meeting has been held with the adjacent owners. The residential development in the immediate area is primarily rentals.
- (14) **If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.**

The rezoning of this property shall also adhere to the following considerations for the uses:

- 1) Each of these properties shall be allowed to remain as single family residential uses until such time as the stipulations and considerations below are satisfied.
- 2) The following uses should be prohibited as a part of the Limited Use:
 - A) Animal Care, General
 - B) Adult Entertainment
 - C) Off-Premises Sign

- (14) **If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. (continued)**

PROPOSED STIPULATIONS AND CONSIDERATIONS:

This application should also include the following stipulations and considerations:

- 1) That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
- 2) A final site plan subject to all ordinance requirements shall be submitted, reviewed and approved by the MAPC, prior to any development of the property.
- 3) Coordination is required of all egress/ingress with the State Highway Department, M.P.O., City Engineering Department, and the Planning Department.
- 4) The setback, building height, screening, and site design standards are required per "Sec. 117-328. - Residential Compatibility Standards".

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

The owners of the property are:

2005 Margo Lane:

Mr. Kenneth Berk
2005 Margo Lane
Jonesboro, AR 72401



OWNERSHIP INFORMATION: (continued)

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

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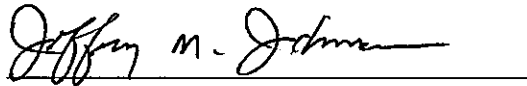
Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

The owners of the property are:

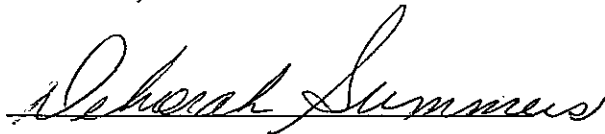
2009 Margo Lane:

Mr. Jeffery Johnson
908 Jonathon Drive
Jonesboro, AR 72401



2008 Commerce Drive:

Rickie Summers
2008 Commerce Drive
Jonesboro, AR 72401



2010 Commerce Drive:

Ms. Lorrie Beason (Davis)
3230 Windover Garden Circle
Jonesboro, AR 72401



Deed: *Please attach a copy of the deed for the subject property. Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*